



# *Grafton Conservation Commission*

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**Minutes of the February 15, 2022 Meeting at 7:00 p.m.**

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A meeting of the Grafton Conservation Commission was held via Zoom on February 15, 2022. Present were: Chairperson Sandra Brock, Jonathan Nickerson, Patrick Huegel, Conservation Agent Leah Cameron and Conservation Assistant Jan Elyse Taylor. Commissioner Elizabeth Doherty joined at 7:33pm, and Commissioner Alicia Bergeron was absent.

Sandra Brock opened the public meeting at 7:08 p.m.

**Minor Change Request – DEP #164-985 / WP #804 / SWP #20-1 – 100 Westboro Road** – Matt Leidner of Civil Design Group, LLC presented the proposed changes to the Commission. The changes include a modified configuration of commercial and residential units, and changes to the layout of parking areas and landscaping which would reduce impervious surface by 0.4 acres. There were no proposed changes to the stormwater system. Chairperson Brock had concerns about the grading, effects to the stormwater system due to the proposed changes in layout, and any required easements. The Commission believed the changes were more than minor, and that it would be appropriate to hold a new public hearing to potentially issue an amended Order of Conditions for this project.

**Pell Farm Agriculture** – The Agent received clarification from Town Council on the Conservation Restriction (CR) which stated the area “be allowed to return completely to an open early-successional condition and maintained as open meadow.” Future agriculture is not listed in the allowable activities, and all activities not specified as allowed are prohibited. Grace Lam of Fivefork Farm stated that it is difficult to procure agricultural land in this area and would like to Commission to pursue making changes to the CR to allow agriculture. The Commission will seek more guidance about the process of changing a CR.

**February 1, 2022 Meeting Minutes** – Elizabeth Doherty made a motion, seconded by Patrick Huegel, to accept the February 1, 2022 meeting minutes as drafted. The motion carried unanimously.

**Feedback for OSRP Spreadsheet** – The Open Space and Recreation Committee (OSRC) assembled the plan into a spreadsheet. The Agent asked the Commissioners to review the spreadsheet for any tasks that are outside of the Commission’s purview before feedback is due to the OSRC.

**RFP draft for 95 North Street** – The Agent thanked the Commission for their input and stated the Request for Proposal will be live on ProjectDog.com the following day.

Jonathan Nickerson made a motion, seconded by Elizabeth Doherty, to adjourn the meeting at 8:24p.m. The motion carried unanimously.

**Documents discussed & located in the Conservation Commission office:**

Minor Change Package for 100 Westboro Road

Pell Farm Conservation Restriction

2/1/22 Meeting Minutes

OSRP Spreadsheet

95 North Street RFP draft

Report to Commissioners dated February 1, 2022

Minutes drafted by Jan Elyse Taylor

Approved on 3/1/2022